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5 Best Beachfront Buys For 2021



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I've covered living and investing overseas for more than 30 years.

The world's best buys on beachfront property in 2021 are to be found in Northern Cyprus, Colombia, Brazil, Mexico, and Belize.

These are the findings of Live and Invest Overseas' 2021 Global Property Survey, an annual index that details what it costs to own property in the world's top locations for living or retiring overseas.

The survey considers the cost of buying two-bedroom, two-bath apartments of between 70 and 100 square meters (about 800 to 1,100 square feet), in neighborhoods where an expat retiree would be comfortable and likely to buy.

If you dream of retiring to the beach, here are your five most affordable options in 2021. As well, each of the markets presents good rental investment opportunity, making them top choices for places to buy for part-time personal use and generating cash flow in the local currency when you're elsewhere.

#1: Iskele, Northern Cyprus



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Northern Cyprus, located in the Mediterranean Sea between Europe and Turkey, is not at the top of most Americans' list, but this former British colony has a lot to offer. This is the best of the Mediterranean at a fraction the cost of living the Med life elsewhere. Northern Cyprus is also a safe, welcoming destination with developed tourism infrastructure, including clubs, casinos, and luxury hotels, all more affordable than their counterparts in France or Italy.

In addition to the low cost of everything, the main attractions are the sand and the sea. It's possible to own an ocean-view condo with direct beach access for as little as \$75,000 at current exchange rates (real estate in Northern Cyprus trades in British pounds). It's also possible to buy with developer financing, meaning low capital requirements up-front.

Look specifically along Iskele (pronounced ee-skeh-leh), on the eastern coast. This region is known for the nicest and longest stretch of beach on the island, as well as its seafood specialties.

Retirement in Northern Cyprus would mean a life outside the more familiar comfort zones of Europe and the Americas. If you're up for an adventure at this stage of your life while stretching your retirement budget to buy you a bona-fide luxury standard of life on one of the world's most beautiful stretches of coastline, Northern Cyprus should be at the top of your list.

Note that the politics of this island can be heated, and you should research the situation on the ground before investing.